



EWING TRAIL PLAZA WEST

3408 Ewing Trail SW, Edmonton, Alberta

Property Highlights

High-exposure retail units for immediate possession are available in the vibrant and fast-growing SW Edmonton. This high-quality development has tall 18-foot ceilings, large glass double doors, and wide windows for enhanced visibility.

The area is rapidly developing with the Amazon Fulfillment Centre and Edmonton Soccer Dome as the latest additions. The plaza is located close to the Ewing Trail and 41 Avenue SW intersection; these arterial roads are seeing upgrades/widening to accommodate for the increasing traffic flow. The development is near the diverse, young, and high-income neighbourhoods of Orchards, Summerside, Ellerslie, and Rutherford.

Current zoning (DC2) allows for a variety of uses such as Restaurants, Pubs and Bars, health services, Day Care, Veterinary Services, Convenience and General Retail stores, Personal Services Shops, Financial and Insurance businesses etc. Join existing tenants: Day Care, Restaurant, Hair Salon, Pizza Shop, Liquor Store, Car Wash (10 Bays), Pet Salon, Barber Shop.

| | |
|------------|----------------------|
| Lease Base | Starting at \$35 PSF |
| OP Costs | \$7.50 PSF |
| Unit Sizes | ± 1,000 to 3,315 SF |
| Possession | Immediate |

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DEMOGRAPHICS

3408 Ewing Trail

Ewing Trail is located in Ellerslie Industrial which consists of 429 hectares of industrial land. The area has a mix of industrial business and agricultural uses. The industrial business designation will accommodate a range of light industrial business and high-technology uses. Ellerslie Industrial is adjacent to Queen Elizabeth Highway II with connection to Calgary, U.S. destinations, and Edmonton's International Airport.

Edmonton Research Park is located a few kilometers north of the neighbourhood, and the area itself has three major industrial parks: Gateway Business Park, Southport Business Park, and Ellerslie Industrial Park. Ellerslie Industrial is also minutes away from the five residential neighbourhoods: Ellerslie, Summerside, Charlesworth, Walker, and the Orchards at Ellerslie -- which are diverse, young, and high-income neighbourhoods.



POPULATION
55



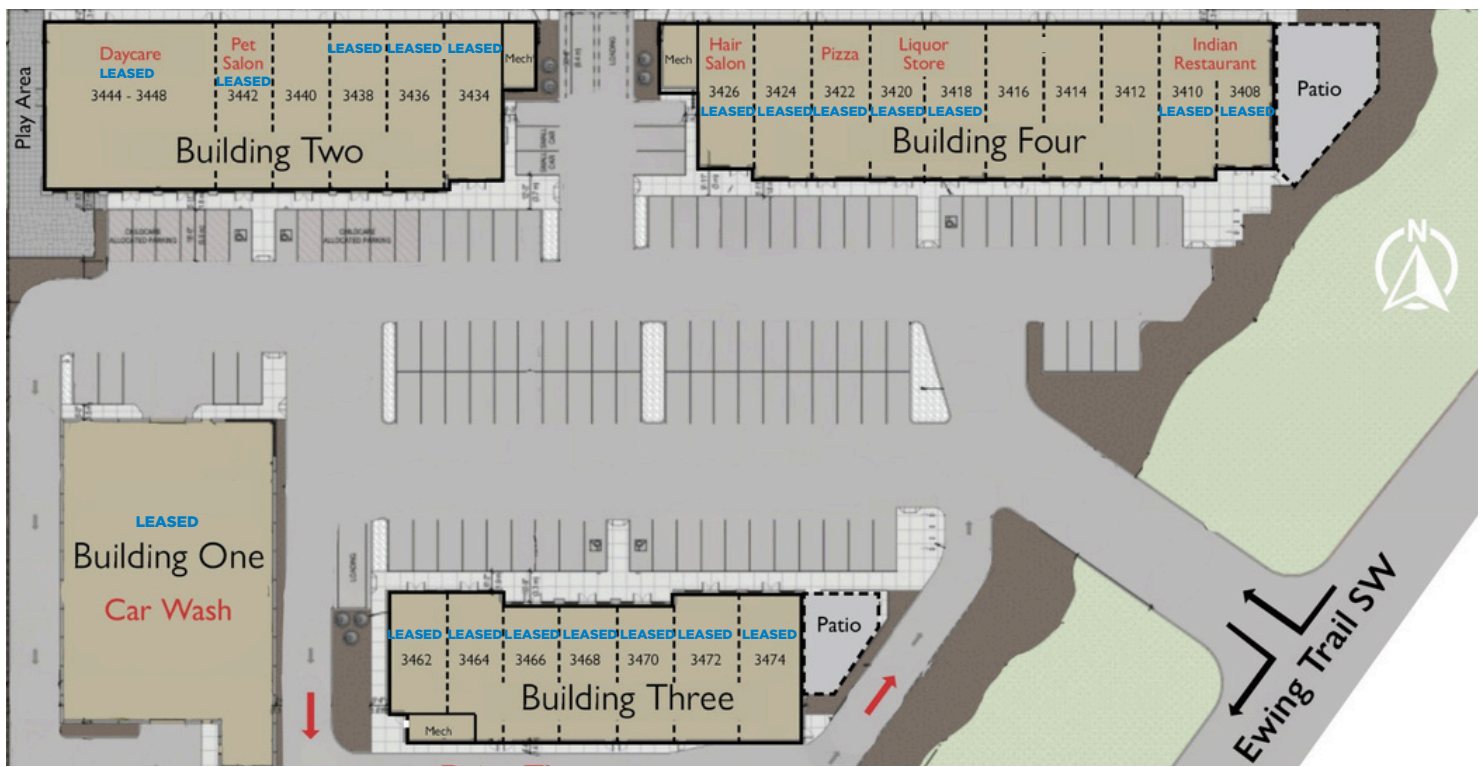
COMMUTE
91.7% Car



HOUSING
Owner: 89.3%
Renter: 10.7%



INCOME
Individual: \$65.5k
Family: \$143.6k



Building One: Car Wash

Building Two

| | |
|--------------------|-----------------------------------|
| 3444 - 3448 | LEASED 3,585 SF Daycare |
| 3442 | 1,216 SF LEASED |
| 3440 | 1,196 SF |
| 3438 | 1,000 SF LEASED |
| 3436 | 1,198 SF LEASED |
| 3434 | 1,124 SF LEASED |

Building Three

| | |
|-------------|------------------------|
| 3462 | 815 SF LEASED |
| 3464 | 928 SF LEASED |
| 3466 | 988 SF LEASED |
| 3468 | 970 SF LEASED |
| 3470 | 984 SF LEASED |
| 3472 | 1,192 SF LEASED |
| 3474 | 1,115 SF LEASED |

Building Four

| | |
|--------------------|---|
| 3426 | LEASED 1,024 SF Hair Salon |
| 3424 | LEASED 1,093 SF Barber Shop |
| 3422 | LEASED 1,105 SF Pizza |
| 3420 - 3418 | LEASED 3,210 SF Liquor |
| 3416 - 3414 | 2,208 SF |
| 3412 | 1,103 SF |
| 3410 - 3408 | LEASED 2,140 SF Indian Restaurant |

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